

Mailed on/before: August 24, 2026

Notice of Public Hearing City of Pickering Committee of Adjustment

An electronic Committee of Adjustment Hearing will be held on:

Wednesday, September 9, 2026, at 7:00 pm

Members of the public may participate electronically in the hearing to provide verbal comments to the Committee of Adjustment by registering as a delegation. To register as a Delegation, please submit a [Participation Form](#). In lieu of a verbal delegation, individuals may also submit written comments to citydev@pickering.ca. For more information regarding how to participate, please visit pickering.ca/coa or call 905.420.4617.

If you do not wish to participate in the hearing but would like to observe the livestreaming of the hearing please go to the HTML Agenda on the City's [website](#).

Why am I receiving this notice? You are receiving this notice because applications for Consent and Minor Variance have been submitted to the City of Pickering on the property noted below. As required by the *Planning Act*, notice must be provided to property owners within 60 metres of the land to where the application applies.

Application Details

File Numbers:	LD 18/26, MV 44/26 & MV 45/26	Subject Property Zoned:	X207(R3)
Owner(s):	S. Singh	Zoning By-law:	8149/24
Property Address:	1382 Rougemount Drive		

Purpose of the Applications

Land Division Application LD 18/26, has been submitted, proposing the creation of one new lot. The applicant is requesting to sever a 1,242.9 square metres residential parcel of land (Part 2) and retaining a 1,242.7 square metres residential parcel of land (Part 1). The existing dwelling is proposed to be demolished.

This application is being considered concurrently with Minor Variance Applications MV 44/26 and MV 45/26, which are requesting approval of minor variances to construct a detached dwelling on each lot (refer to Attachments 2 & 3).

Requested Variances

Details of these variances are as follows:

MV 44/26 (Part 1 – retained parcel)

By-law Requirement	Relief Requested
maximum dwelling depth: 20.0 metres (ZBL 8149/24, s.4.10.2.b)	to permit maximum dwelling depth of 27.6 metres
maximum lot coverage: 25 percent (ZBL 8149/24, s.4.10.8)	to permit a maximum lot coverage of 32.8 percent
minimum lot frontage: 18 metres (ZBL 8149/24, s.6.2.2.1. Table 6.3)	to permit a minimum lot frontage of 16.7 metres
minimum side yard setback: 1.8 metres (ZBL 8149/24, s.6.2.2. Table 6.4)	to permit a minimum side yard setback of 1.5 metres (north)

MV 45/26 (Part 2 – severed parcel)

By-law Requirement	Relief Requested
maximum dwelling depth: 20.0 metres (ZBL 8149/24, s.4.10.2.b)	to permit maximum dwelling depth of 24.4 metres
maximum lot coverage: 25 percent (ZBL 8149/24, s.4.10.8)	to permit a maximum lot coverage of 28.3 percent
minimum lot frontage: 18 metres (ZBL 8149/24, s.6.2.2.1. Table 6.3)	to permit a minimum lot frontage of 16.7 metres
minimum side yard setback: 1.8 metres (ZBL 8149/24, s.6.2.2. Table 6.4)	to permit a minimum side yard setback of 1.5 metres (south)

For additional information or clarification on the above Public Notice please contact Ash Roy, 905.420.4660, extension 2220, or aroy@pickering.ca, One The Esplanade, City of Pickering, City Development Department, Pickering, ON L1V 6K7

Committee of Adjustment

The role of the Committee of Adjustment is to make decisions under the *Planning Act* on applications for minor variance and consent (land division). The Committee of Adjustment forms its opinion through its detailed review of all material filed with an application, letters received, deputations made at the public hearing and results of site inspections.

Public Hearing Attendance/Participation

- you or your representative are invited to attend, either in support of the application, opposed to the application or seeking information on the application
- if attendance is not practical, written comments will be accepted
- if you know of any interested persons who have not received notice, please inform them
- in the case of the applicant, you are hereby advised that you must be present in person or be represented in order to present your application to the Committee

To all persons and agencies making comments

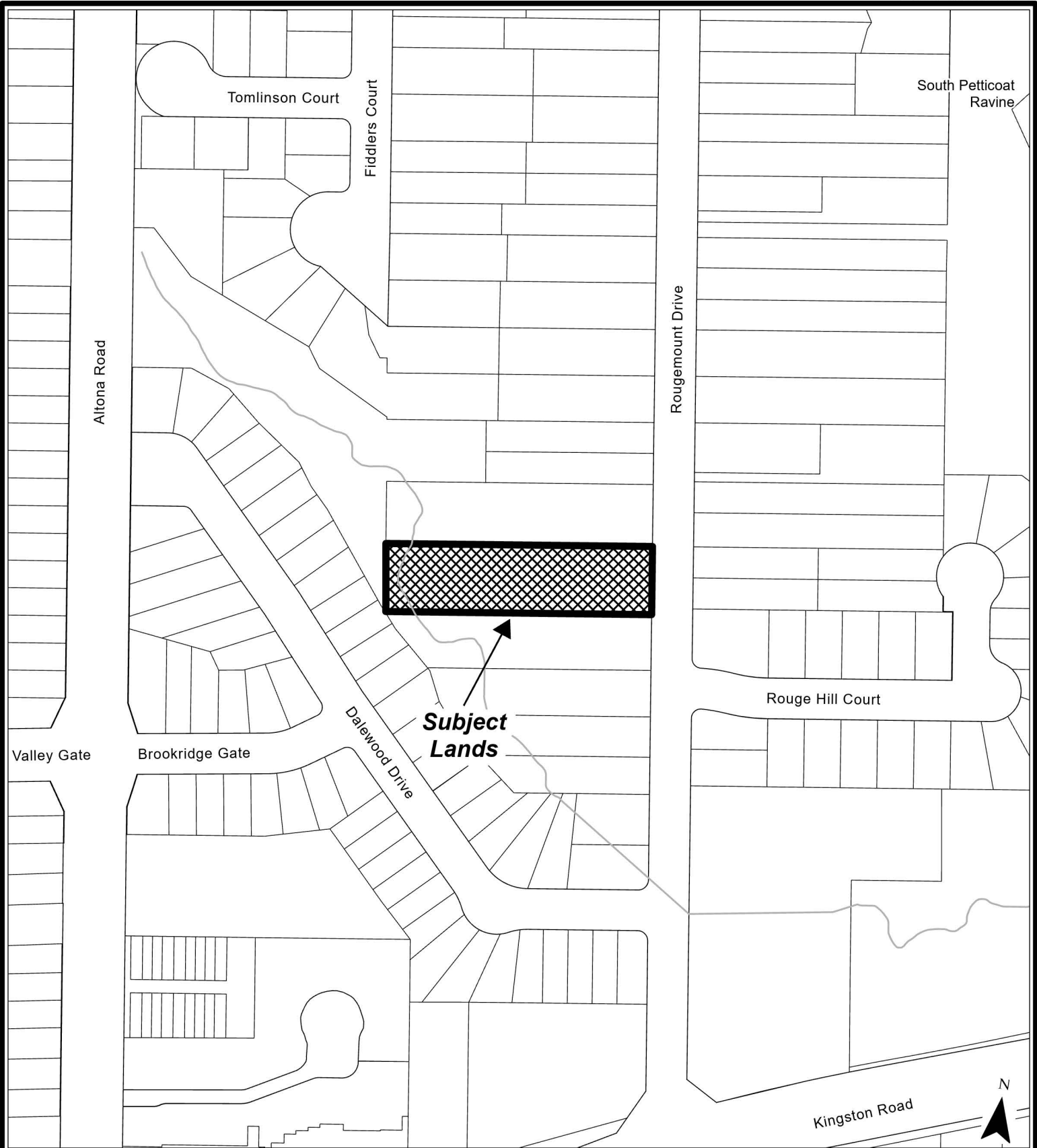
- if this application is acceptable, list any conditions you wish to be considered for inclusion in the approval
- if this application is unacceptable, please list reasons for your objection
- written comments should be directed to the Secretary-Treasurer at the above address on or before the scheduled meeting date

Receiving a copy of the Committee's Decision

- submit a written request to the Secretary-Treasurer of the Committee of Adjustment to receive a copy of the Committee's decision
- the applicant and agent on record will receive a copy of the decision

How to Submit an Appeal to the Ontario Land Tribunal (OLT)

- the applicant, the Minister or a specified person or public body (as defined by the *Planning Act*) may within 20 days of the date of the Committee's decision appeal to the OLT
- an appeal must be filed via the OLT e-file service at <https://olt.gov.on.ca/e-file-service> by selecting City of Pickering: Committee of Adjustment as the Approval Authority
- the appeal fee may be paid online via the OLT e-file service the appeal fee is \$400.00, paid by cheque, payable to the "Minister of Finance", and a filing fee of \$25.00 for each additional variance appeal filed by the same appellant against connected variance applications



City of
PICKERING

City Development
Department

Location Map

File: LD 18/26, MV 44/26 & MV 45/26

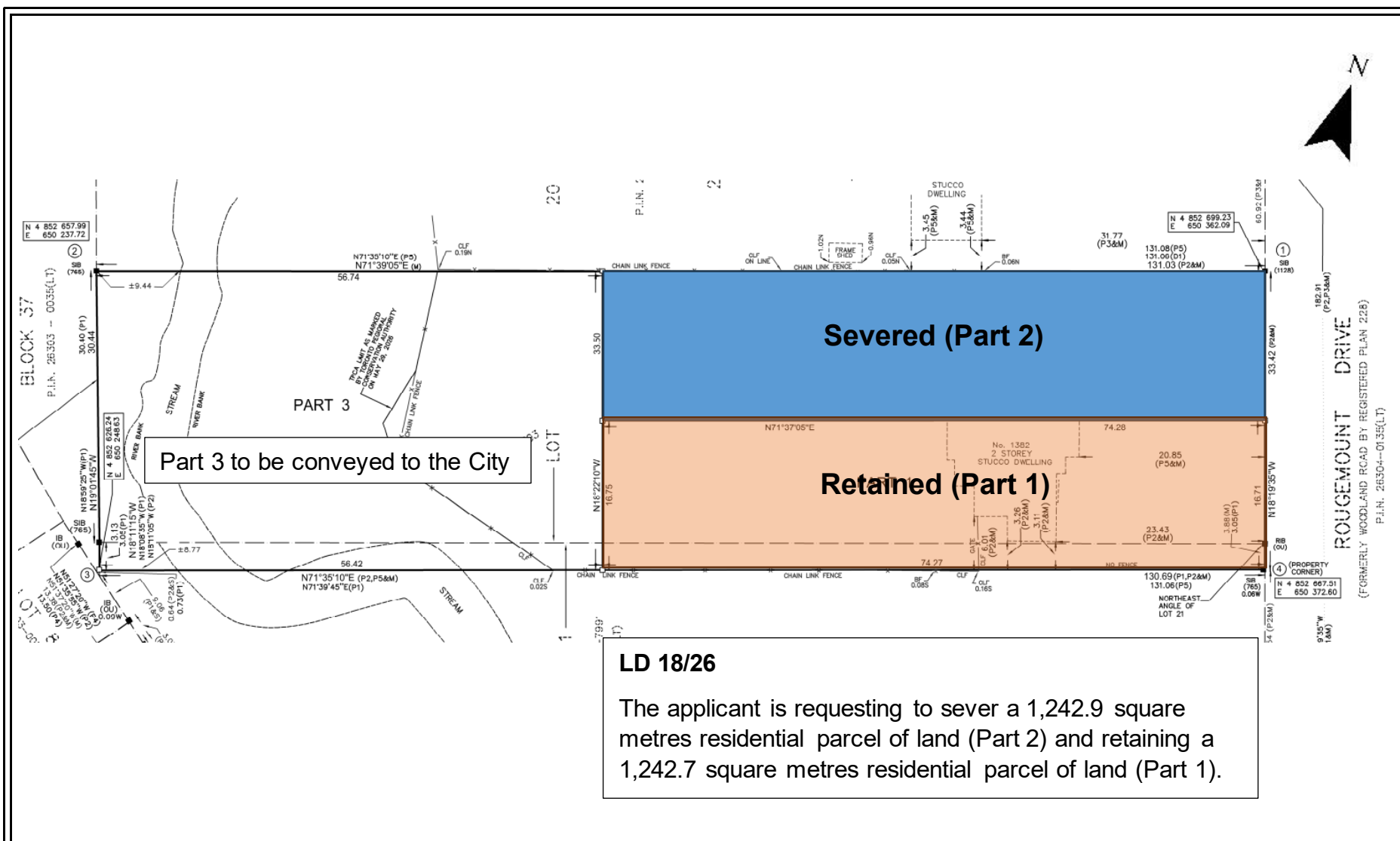
Applicant: S. Singh

Municipal Address: 1382 Rougemount Drive

© The Corporation of the City of Pickering Produced (in part) under license from:
© King's Printer, Ontario Ministry of Natural Resources. All rights reserved.; © His Majesty the King in
Right of Canada, Department of Natural Resources. All rights reserved.; © Teranet Enterprises Inc. and its
suppliers. All rights reserved.; © Municipal Property Assessment Corporation and its suppliers. All rights reserved.

Date: Aug. 10, 2026

SCALE: 1:2,500
THIS IS NOT A PLAN OF SURVEY



City of
PICKERING

City Development
Department

Submitted Draft-R Plan

File No: LD 18/26

Applicant: S. Singh

Municipal Address: 1382 Rougemount Drive

CONTACT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT FOR DIGITAL COPIES OF THIS PLAN.

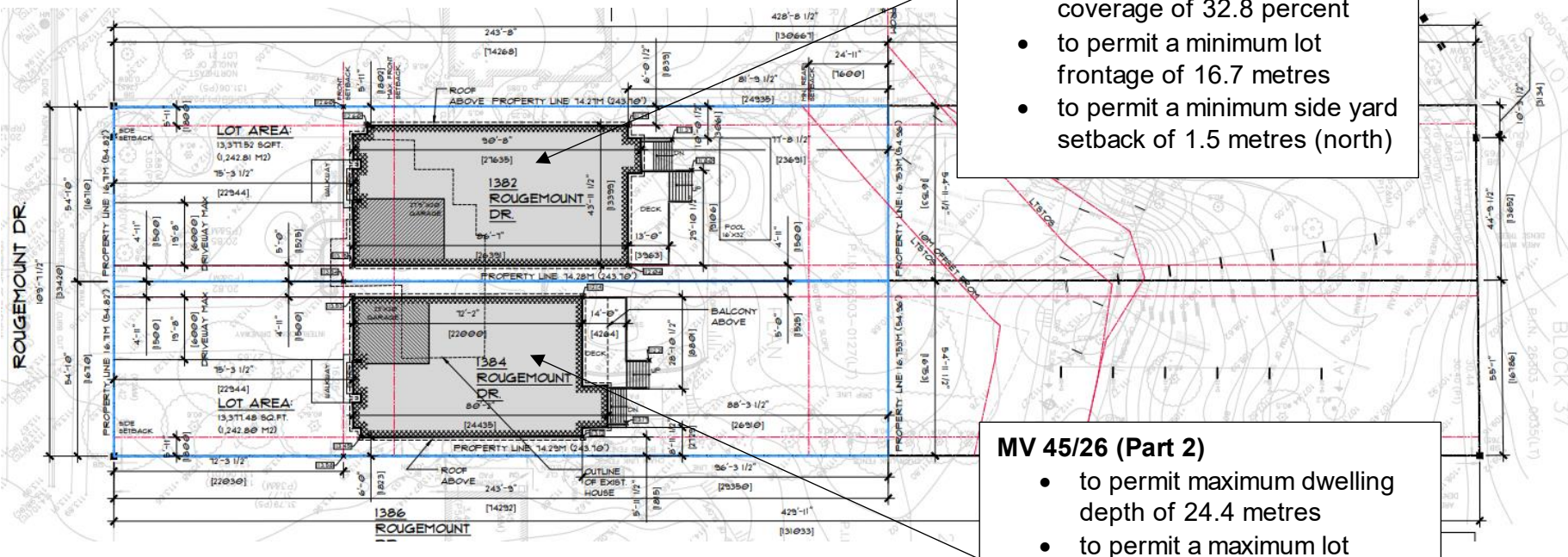
Date: August 12, 2026

MV 44/26 (Part 1)

- to permit maximum dwelling depth of 27.6 metres
- to permit a maximum lot coverage of 32.8 percent
- to permit a minimum lot frontage of 16.7 metres
- to permit a minimum side yard setback of 1.5 metres (north)

MV 45/26 (Part 2)

- to permit maximum dwelling depth of 24.4 metres
- to permit a maximum lot coverage of 28.3 percent
- to permit a minimum lot frontage of 16.7 metres
- to permit a minimum side yard setback of 1.5 metres (south)



City of
PICKERING

City Development
Department

Submitted Site Plan

File No: MV 44/26 & MV 45/26

Applicant: S. Singh

Municipal Address: 1382 Rougemount Drive

CONTACT THE CITY OF PICKERING CITY DEVELOPMENT DEPARTMENT FOR DIGITAL COPIES OF THIS PLAN.

Date: August 12, 2026